

**TOWN OF ALTA  
ALTA, UTAH  
Ordinance No. 2021-O-1**

**AN ORDINANCE AMENDING TOWN CODE TITLE 10, LAND USE REGULATIONS, CHAPTER 1 (GENERAL PROVISIONS), CHAPTER 2 (ENFORCEMENT), CHAPTER 6 (ZONING DISTRICTS A-D, AND ADOPTING E, THE UPPER ALBION BASIN OVERLAY ZONE), CHAPTER 7 (SUPPLEMENTARY AND QUALIFYING REGULATIONS), CHAPTER 8 (NONCONFORMING BUILDINGS AND USES), AND CHAPTER 11 (SUBDIVISIONS); AND AMENDING TOWN CODE TITLE 8, UTILITIES, CHAPTER 3, SEWER SERVICE REGULATIONS**

WHEREAS, the Town of Alta has an interest in promoting public health, safety, and welfare;

WHEREAS, the Town of Alta finds that it is in the public interest to reflect the goals and objectives of the Town Council and clarify and refine the written laws, regulations, and ordinances contained in Title 10 (Land Use Regulations) of the Municipal Code and Title 8, Chapter 3 (Sewer Service Regulations) so that citizens can more easily access information;

WHEREAS, the Town of Alta finds that it is a priority to preserve and protect the scenic beauty and sensitive natural environment of Albion Basin, as well as the quality of the Little Cottonwood watershed;

WHEREAS, the Town of Alta finds it in the public interest to create an overlay zone for the Upper Albion Basin;

WHEREAS, the Town of Alta finds the proposed amendments in the best interest of the residents of the Town of Alta;

WHEREAS, the Planning Commission noticed and conducted work sessions on November 7 and December 5, 2016, and June 5, August 7 and November 6, 2017, and March 27, April 24, August 28, September 25 and October 30, 2018, and noticed and conducted public hearings on June 26, 2018 and March 26, 2019;

WHEREAS, in order to consolidate and clarify all proposed amendments and ensure compliance with the Utah State Code noticing requirements, notice was duly published in the Salt Lake Tribune on March 15, 2019 and published on the Utah Public Website on March 15, 2019;

WHEREAS, courtesy notice was sent to each owner of private real property located in the proposed Albion Basin Protection Overlay Zone March 15, 2019;

WHEREAS, the Planning Commission conducted a public hearing on March 26, 2019 and forwarded a positive recommendation to the City Council;

WHEREAS, the Town Council conducted a public hearing on April 11, 2019.

WHEREAS, the Town Council noticed and held work sessions on February 14, March 14, June 20, August 14, October 16 and November 19, 2019, January 8, 2020, , August 12, 2020, September 9, 2020, October 14, 2020, December 4, 2020, January 5, 2021, February 10, 2021 and March 10, 2021.

WHEREAS, the Town Council noticed and discussed the amendments at its regular meetings on February 12, 2020, August 12, 2020, September 9, 2020, October 14, 2020, November 12, 2020, December 4, 2020, February 10, 2021, and March 10, 2021.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ALTA, UTAH THAT:

**Section I. Amend.** Title 10, Land Use Regulations, Chapter 1 (General Provisions), Chapter 2 (Enforcement), Chapter 6 (Zoning Districts A-D, and adopting E, the Albion Basin Overlay Zone), Chapter 7 (Supplementary and Qualifying Regulations), Chapter 8 (Nonconforming Buildings and Uses), and Chapter 11 (Subdivisions) are hereby amended to read as attached in Attachment 1.

**Section II. Amend.** Title 8, Chapter 3, Sewer Service Regulations. Title 8, Chapter 3 is hereby amended to read as attached in Attachment 2.

**Section III: Effective Date.** This Ordinance shall become effective upon publication.

**PASSED AND ADOPTED this 10<sup>h</sup> DAY OF MARCH, 2021.**

TOWN OF ALTA

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Mayor Harris Sondak

Attest:

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Piper Lever, Town Clerk

## **Attachments**

**Attachment 1** – Title 10, Chapter 1 (General Provisions), Chapter 2 (Enforcement), Chapter 6 (Zoning Districts A-D, and adopting E, the Albion Basin Overlay Zone), Chapter 7 (Supplementary and Qualifying Regulations), Chapter 8 (Nonconforming Buildings and Uses), and Chapter 11 (Subdivisions).

**Attachment 2** – Title 8, Chapter 3